

**Ravalli County Planning Board**  
**Meeting Minutes for January 21, 2009**  
**3:00 p.m.**  
**Commissioners Meeting Room, 215 S. 4<sup>th</sup> Street, Hamilton, Montana**

**Public Meeting**

Discussion of Airport Affected Area Project  
Planning Board involvement in Subdivision Regulation Revision Process

*This is a summary of the meeting, not a verbatim transcript. A CD of the meeting  
may be purchased from the Planning Department for \$5.00.*

**1. Call to order**

**Lee** called the meeting to order at 3:05 PM

**2. Roll Call** (See Attachment A, Roll Call Sheet)

(A) Members

Mary Lee Bailey (present)  
Jim Dawson (present)  
Howard Eldredge (present)  
Ben Hillicoss (present)  
Lee Kierig (present)  
Fran Maki (present)  
Chip Pigman (present)  
Les Rutledge (present)  
Cheryl Tenold (present)  
Lee Tickell (present)  
Jan Wisniewski (present)

Park Board Representative: Mike Enzler (present)

(B) Staff

John Lavey  
Danielle High

**3. Approval of Minutes**

**Lee** asked if there were any corrections or additions to the minutes from December 3, 2008.  
The minutes were approved as written.

**4. Amendments to the Agenda**

**John Lavey** suggested that Item 8 (B) under Communications from Staff be moved to New Business as item 12 (B).

**5. Correspondence**

**John Lavey** told the Planning Board Members to check their folders because there was new airport information put in them.

6. **Disclosure of Possible/Perceived Conflicts**

There were none.

7. **Public Meeting**

There was not a subdivision to discuss, but every agenda item was open to public discussion.

8. **Communications from Staff**

(A) **Introduction of New Planning Board Members**

**John Lavey** introduced the following new members to the Planning Board: Cheryl Tenold, Fran Maki, Howard Eldredge, Lee Tickell and Mike Enzler.

(B) **Discussion of quarterly updates with Commissioners**

**John Lavey** stated that the Commissioners would like to have quarterly updates with the Planning Board and the first one is scheduled during the 3:00 p.m. meeting on Wednesday, February 18, 2009.

9. **Communications from Public**

**John Lavey** suggested that the Board begin discussions on the agenda items and then allow the public to comment on them.

10. **Communications from The Board**

**Lee** stated that he had passed around a President's report and that it contained information about the previous year and some priorities he thought were necessary.

**Ben** stated that he would like to see some form of education for the new board members and that he would like to have some kind of annual report on the number of subdivisions that were done and if they were approved or not.

**Mary Lee** suggested that when the Planning Board meets with the Commissioners they should decide what method they want to use to communicate better with each other.

11. **Old Business**

(A) **Discussion of Airport Affected Area Project**

**Lee K** stated that this was brought up last year at one of the meetings and that a subcommittee needed to be formed so that information could be gathered and this project could move ahead. He said that it would be a great opportunity for the Planning Board to do some planning.

**Les** suggested that John Lavey give more explanation and information on this project so that they are up-to-date.

**John Lavey** stated that in 2005, the Montana Legislature passed a bill of the Airport Compatibility Act, which is where local governments who own their own airport that are in the NPIAS have to define the area that will become the Airport Affected Area and then create regulations to control the activity in these areas. He said that the area is a mile off the sides and 10,000 feet off the end of the runway. He said that the regulations should have been completed by 2006. He stated that this project has nothing to do with the proposed airport expansion. He said that the project is different than the Airport Affected Area.

**Betsy Kratofil** said that she believed that this has already been done and that the area around the airport is the maximum amount allowed for the Airport Affected Area.

**John Lavey** read this section from the handout: Title 67-7-201(3), MCA (See Attachment B).

**Les** stated that he thought the language was confusing; it says that the regulations prohibit certain types of development, which is a concern for whoever works on this project. He said that it is also confusing for the Board regarding what they mean by certain types of development.

**Lee K** stated that the first thing that needs to be done is to see who wants to be on the subcommittee; they would start working on this project to make those determinations.

**Les** stated that the result of any study could become a resolution by the County Commissioners and that has the effect of law and that enforcement is part of the resolution. He suggested that there needs to be more guidance before the Board can work on this project.

**Jim Trowbridge with the Airport Board** agreed with Les and thinks that there is a lot of information that comes with this project and there needs to be more than just the Planning Board working on it.

**Chip** asked who has authority over the area around the airport and if it would become the city's jurisdiction.

**John Lavey** replied that it would remain in the County.

**Chip** asked what would happen if the owners opted to do something with the city.

**John Lavey** replied that would have to be a question for the city and that whoever is on the subcommittee would have to ask that as part of their research.

**Carol Shipman** asked how the area would affect surrounding property values.

**Lee K** replied that would be part of the research that the subcommittee would perform and consider.

**Betsy Kratofil** stated that she was confused because there has already been something adopted concerning this issue.

**John Lavey** asked her if she meant the Airport Influence Area.

**Betsy Kratofil** replied yes and asked if it had been adopted by the Commissioners.

**John Lavey** replied that the job of the subcommittee would be to look at the existing Airport Influence Area document and see if it applies and if it does, then the job is done; if not, then the Board will have to address it.

**Commissioner JR Iman** stated that he recommends that there should be multiple subcommittees because this is a large project and each one should address different issues.

**Les** stated that he thinks that there is a lack of communication from the Commissioners. He said that the Planning Board does not have any knowledge of the airport and thinks that the Airport Board should be more involved with the project.

**Betsy Kratofil** mentioned that she would like to see a public representative involved with this process.

**John Lavey** stated that if and when the subcommittee is formed, the meetings held will be publicly noticed and open to the public. He said that the subcommittee will be working with the Airport Board and the surrounding landowners during this project.

**Dave Hardy** said that he agrees with Betsy and maybe people could submit applications to the Commissioners and have a public representative chosen.

**Les** suggested that the Board go by Title 67-7-208. He said that he thinks that the Airport Board should work on this project and that the Planning Board should just help them out if they need it.

**John Lavey** stated that the County Commissioners requested the Planning Board work on this project and if they were not interested then the Planning Department would take on the project. He said that this project was not for the Airport Board.

The following Planning Board Members volunteered for the Airport Affected Area Subcommittee: Jim Dawson, Jan Wisniewski, Lee Tickell, and Lee Kierig.

**Ben** motioned for the approval of the appointments of the four volunteers of the Airport Affected Area Subcommittee.

**Mary Lee** seconded the motion.

**The vote was called; the members voted (11-0) to approve the volunteers for the Airport Affected Area Subcommittee.**

## **12. New Business**

### **(A) Planning Board involvement in the Subdivision Regulations Revision Process**

**John Lavey** asked the Planning Board what they would like to see as their role in the Subdivision Regulations Revision Process.

**Lee** asked if the meetings would be open and noticed.

**John Lavey** stated that they would be open meetings.

**Lee** asked who would be interested in this process.

The following Planning Board Members were interested in being involved with the Subdivision Regulations Revision Process: Lee Kierig, Lee Tickell, Mary Lee Bailey, MikeENZler, Ben Hillicoss, Les Rutledge, Cheryl Tenold, and Chip Pigman.

**Mary Lee** stated that she thinks that the Board could perform research to assist with the regulations.

**Ben** stated that he thinks that the Planning Board can give valuable information on existing regulations that are problems or need to be strengthened in some way.

**Chip** asked if the Planning Department had a list of items that would need to be addressed right away.

**John Lavey** replied that the Planning Department did have a list and that there have been many materials collected.

**Curtis Cook** asked where the public comes into this process.

**John Lavey** replied that all the meetings will be publicly noticed and open to the public.

**Bob Memmer** stated that he was concerned about going and changing too many things at once. He stated that they should focus on the problem items first and then go from there. He also stated that he would like to have the Planning Department be the focal point of this process.

**Ben** made a motion to approve the volunteers to work on the Subdivision Regulations Revision Process.

**Howard** seconded the motion.

**A vote was called; the members voted (11-0) to approve the volunteers for the Subdivision Regulations Revision Process.**

**Ben** stated that he would like to talk a little bit about education of the new Planning Board Members. He said that he would like some kind of educational meeting to be held for the new members.

**John Lavey** said that he agreed that the new members need some kind of formalized education and also stated that the new members of the board can call the Planning Department for assistance at any time. He said that he did not have any objections to an independent program done on their own.

**Mary Lee** suggested that maybe they can go over how to read staff reports with the new members.

(B) Election of 2009 Planning Board Officers

**Ben** motioned to have Lee Kierig serve as President of the Board.

**Jim Dawson** seconded the motion.

**Cheryl Tenold** stated that she was not comfortable in making a decision because she was new to the Board and did not know anyone.

**Lee K** motioned to defer the motion.

**Mike** seconded the motion.

**A vote was called; the members voted (11-0) to approve deferring the motion.**

**Ben** suggested that everyone take a turn and tell a little bit about themselves.

The Planning Board went around the table and gave a brief personal history.

**Jim** made a motion that all presidential nominations be closed.

**Mary Lee** seconded the motion.

**A vote was called; the members voted (11-0) to approve that presidential nominations be closed.**

**Lee** moved the discussion to Vice President nominations.

**Jim** motioned to retain Les Rutledge as Vice President of the Planning Board.

**Mary Lee** seconded the motion.

**A vote was called; the members voted (11-0) on the motion to approve Les Rutledge as the Vice President.**

**Ben** stated that he would like to address the fact that the Board has formed numerous subcommittees and maybe they need to dissolve them. He made a motion to dissolve the Land Use Subcommittee.

**Les** seconded the motion.

**A vote was called; the members voted (11-0) to approve the motion to dissolve the Land Use Subcommittee.**

**Ben** also mentioned that they had a Sustainability Subcommittee and that maybe that needs to be dissolved too.

**Lee** stated that the information for this committee is there and is close to being done. He said that he thinks that they should continue to work on this project and get it done.

**Ben** agreed that they should finish it.

**Lee** asked if Mike Enzler would like to take Bob Cron's place on the Subcommittee.

**Lee** stated that there is an Agricultural Subcommittee and is not sure if the Board still needs it.

**John Lavey** stated that it would be considered under the Natural and Rural Resources Program under the Planning Department's Priorities List, and that therefore the Planning Department will be working on this program.

**Chip** made a motion to disband the Agricultural Subcommittee.

**Ben** seconded the motion.

**A vote was called; the members voted (11-0) to approve the motion to disband the Agricultural sub-committee.**

13. **Next Regularly Scheduled Meeting: February 4, 2009 at 7:00 p.m., TBA**

14. **Adjournment**

**Lee** adjourned the meeting at 5:11 p.m.